

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

In re: ) Chapter 11 Case No. 20-10334-TPA  
JOSEPH MARTIN THOMAS, ) RELATED TO DOCUMENT NO. 294

In re: ) Chapter 11 Case No. 21-10118-TPA  
2374 VILLAGE COMMON DRIVE, LLC, ) RELATED TO DOCUMENT NO. 28  
Debtor. )

JOSEPH MARTIN THOMAS, and 2374 VILLAGE  
COMMON DRIVE, LLC,  
Movants, ) DATE AND TIME OF HEARING:  
vs. ) April 28, 2021 @ 11:00 a.m.  
 )  
WELLS FARGO BANK, NATIONAL ) RESPONSE DEADLINE:  
ASSOCIATION; UNITED STATES OF AMERICA, ) April 21, 2021  
SMALL BUSINESS ADMINISTRATION; ERIE )  
COUNTY TAX CLAIM BUREAU; MILLCREEK )  
TOWNSHIP TAX COLLECTOR; UNITED )  
STATES OF AMERICA, INTERNAL REVENUE )  
SERVICE; COMMONWEALTH OF )  
PENNSYLVANIA, DEPARTMENT OF )  
REVENUE; TIAA COMMERCIAL FINANCE, )  
INC.; NORTHWEST SAVINGS BANK, NOW )  
KNOWN AS NORTHWEST BANK; CORE ERIE )  
MOB, L.P.; and JOSEPH C. KRAMER, )  
Respondents. )  
 )  
 )  
 )

## **PROOF OF PUBLICATION**

Please find attached the Proof of Publication received from *Erie Times News*.

Respectfully submitted,

THE QUINN LAW FIRM

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BANKRUPTCY SALE NOTICE United States

STATE OF PENNSYLVANIA)

COUNTY OF ERIE ) SS:

Lorri Stefanelli, being duly sworn, deposes and says that: (1) he/she is a designated agent of the Times Publishing Company (TPC) to execute Proofs of Publication on behalf of the TPC; (2) the TPC, whose principal place of business is at 205 W. 12th Street, Erie, Pennsylvania, owns and publishes the Erie Times-News, established October 2, 2000, a daily newspaper of general circulation, and published at Erie, Erie County Pennsylvania; (3) the subject notice or advertisement, was published in the regular edition(s) of said newspaper on the date(s) referred to below.

Affiant further deposes that he/she is duly authorized by the TPC, owner and publisher of the Erie Times-News, to verify the foregoing statement under oath, and affiant is not interested in the subject matter of the aforesaid notice or advertisement, and that all allegations in the foregoing statement as to time, place and character of publication are true.

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BANKRUPTCY SALE NOTICE  
United States Bankruptcy Court,  
Western District of Pennsylvania  
In Re: 2374 VILLAGE COMMON  
DRIVE LLC  
CASE NO. 21-10118 TPA  
Asset to be Sold: State of the art  
medical building located at 2374  
Village Common Drive, Erie,  
Pennsylvania, Tax Index No. 33-  
123-418-0-034-00  
In Re: JOSEPH MARTIN THOMAS  
CASE NO. 20-10334 TPA  
Asset to be Sold: Adjacent Vacant  
Land, Lot 15, (2368) Village Com-  
mon Drive, Erie, Pennsylvania,  
Tax Index No. 33-123-418-0-  
034-01  
Date of Sale: April 28, 2021 at  
11:00 a.m. to be held via the  
Zoom Video Conferencing Appli-  
cation. See Bid Procedures for  
more details.  
Objections to Sale Due By: April  
21, 2021  
Initial Offer: \$3,150,000.00  
Higher and better offers will be con-  
sidered at the hearing from Qual-  
ified Bidders. See Bid Procedures  
for requirements.  
Contact Person: Michael P. Krusze-  
wski, Esquire  
The Quinn Law Firm  
2222 West Grandview Blvd.  
Erie, PA 16506  
(814)833-2222  
mkruszewski@quinnfirm.com  
Further information regarding this  
sale may be found on the Court's  
EASI Website: <http://www.pawb.uscourts.gov/easi.htm>.  
(4-429973-NT-5)

Sworn to and subscribed before me this 7th day of April 2021

Affiant: Lori Stefanelli

NOTARY: Barbara J. Moore

Commonwealth of Pennsylvania - Notary Seal  
Barbara J. Moore, Notary Public  
Erie County  
My commission expires March 23, 2024  
Commission number 1114860  
Member, Pennsylvania Association of Notaries